

**Placer County Tahoe Basin Area Plan and
Tahoe City Lodge Project
EIR/EIS Scoping Meeting
June 16, 2015, North Tahoe Event Center, Kings Beach, CA**

#	Commenter	Summary of Comments	Comment Applies to:	
			Area Plan	Lodge Project
1	Jennifer Quashnick, Friends of the West Shore	<p>Regarding view enhancement concept mentioned in PPT. NOP references a 35 percent standard. Where did this come from? Is this necessary given the no net loss standard?</p> <p><u>Response from Arlo:</u> The end of Chapter 2 of the implementing ordinance describes the 35 percent requirement. It came from the North Tahoe East planning group. It's an attempt to enhance lake views more than would otherwise be required.</p>	X	
2	Ellie Waller, Tahoe Vista resident	<p>As part of NOP you are looking at the TRPA Code and maximums of what is allowed. The North Tahoe West team wanted a maximum of 3 stories, but the plan allows 4. The view corridors are going to be chunky. Tonopolo is an example of the abuse of a view corridor.</p> <p>I'd like to make sure that when the environmental document comes out that there is a very succinct description of the approvals, broken down by the Tahoe City Lodge Project, the Kings Beach Design Concept, and the Area Plan. The approval complexity is confusing. It's confusing to understand how the approval will happen, especially given the project.</p> <p><u>Response from Crystal:</u> The Kings Beach Design Concept is not a project and therefore, there are no land use entitlement approvals associated with it at this time. This site was a former County Redevelopment Agency site and was the former BBLC project site, therefore the County felt it was prudent to analyze potential redevelopment of the site with a mix of uses that would include a lodging component. A future project could tier from the Area Plan EIR/EIS, but it would have its own discretionary review.</p> <p>It's not clear if a future buyer needs to buy the whole of the project and what the approvals are.</p> <p><u>Response from Crystal:</u> The Area Plan would require Board of Supervisors approval by resolution and ordinance. The Tahoe City Lodge Project would be a separate action requiring</p>	X	X

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		<p>approval.</p> <p>There is no definition of a pilot project or program in the TRPA Code. Presentation indicated not enough TAUs, so we need to convert CFA to TAUs. Maybe true in Town Centers, but not elsewhere. There is a plethora of TAUs in Tahoe Vista. Uneasy about the statement that the County doesn't have TAUs. There are more TAUs in the 1.1 mile Tahoe Vista area than whole of the plan area.</p>		
3	Jennifer Quashnick, Friends of the West Shore	<p>Does this include what was the Martis Valley Area Plan?</p> <p><u>Response from Crystal:</u> Yes, and the Area Plan carries forward the existing regulatory provisions that apply in that area.</p> <p>What criteria apply to a pilot program in TRPA Code?</p> <p>Describe the cultural resources provisions in the Area Plan. Consider adding cultural resources policies to the Area Plan.</p>	X	
4	Ellie Waller, Tahoe Vista resident	<p>Is Griff Creek going to be part of a Town Center? Will Griff Creek SEZ be restored? Are some incentives being applied to areas outside of Town Centers?</p> <p><u>Response from Arlo:</u> No Town Center incentives are being used outside of the Town Center limits. TRPA requirements for SEZs apply to Griff Creek, along with provisions in the Area Plan for the Kings Beach Entry Special Plan Area.</p>	X	
5	Laurel Ames, Tahoe Area Sierra Club	<p>You mentioned cumulative impact statements. Will this be covered in the environmental review? Between the highway and the lake in Tahoe City, can you build a 4-story building?</p> <p><u>Response from Arlo:</u> Yes, as long as you enhance your views by the specified amount. Most private property in Kings Beach and Tahoe City already blocks views of the lake.</p> <p>The blocked views are from the ground level. For people who own property uphill, this will not protect their views. Consider providing a picture in the Area Plan to illustrate and clarify this concept.</p>	X	
6	Lisa O'Daly, CTC	Clarified that these Area Plan provisions protects views from the ground level. Other TRPA view standards (e.g., views from the lake, public recreation areas, etc.) are still intact.	X	
7	Laurel Ames, Tahoe Area	Note that presentation says SEZ areas are important. Document should show all areas where increases and	X	

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	Sierra Club	decreases in SEZ could occur. Because the Regional Plan allows public uses such as bike trails to be built in SEZ areas, there is a loss in SEZ. This needs to be documented. I know public agencies like their projects to be exempt from SEZ, but someone needs to be responsible.		
8	Ellie Waller, Tahoe Vista resident	The parking standards have one flaw. That is, when beach recreation is changed to residential. Concerned about parking requirements for a use that is not exactly used for its intended purpose. (Martis Beach Camp example provided.) In such cases the parking is not adequate for the actual use. Spillover parking onto the highway is problematic. Recommends Code revisions to address this issue.	X	
9	Laurel Ames, Tahoe Area Sierra Club	Every new parking space reduces the use of transit by 2.5 times. The more parking we add the more difficult it becomes to get people to use transit. The analysis should discuss the proposed parking strategy's influence on transit system use.	X	
10	Ellie Waller, Tahoe Vista resident	We expect people to get out of their cars. If people stay out of their cars and leave them at the lodge for the day, then the amount available for the golf course is less. Need to consider this for the proposed shared-use parking.		X
11	Laurel Ames, Tahoe Area Sierra Club	<p>Are the Placer County parking standards being used? Have they been reduced from those that are adopted?</p> <p><u>Response from Crystal:</u> Some parking standards have been modified based on a spring parking study that the County conducted. The parking study looked at parking standards in other mountain communities and proposed new standards that are more consistent with other communities. There are some changes in parking ratios (i.e., number of parking spaces required based on land use type) and parking design; however the changes are minimal. The proposed changes will be analyzed in the EIR/EIS.</p> <p><u>Response from Arlo:</u> Purpose is to reduce the amount of excess asphalt.</p>	X	
12	Jennifer Quashnick, Friends of the West Shore	<p>Need to include alternatives for the opportunity sites. Need to consider climate change, and increased floods. Needs to look at current science and data for Tahoe. Look at climate events and flood events. Need a policy that supports low income housing in the Area Plan.</p> <p>Consider traffic impacts of the plan. Need to address that this will bring more people into and out of the Basin. Could</p>	X	X

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		services provided bring people from Squaw or elsewhere?		
13	Laurel Ames, Tahoe Area Sierra Club	The affordable housing issue is getting more and more interesting. We'll have a lot of low income people working here. We are taking out old housing/hotels, etc. and we are not going to have any place for workforce employees that make \$10/hour to live. How does plan incentivize affordable housing?	X	
14	Ellie Waller, Tahoe Vista resident	<p>I thought I saw a gray area on a map for affordable housing on the other side of the golf course. There would be no incentives there. It makes no sense not to have affordable housing.</p> <p><u>Response to Crystal:</u> The plan did not identify any specific affordable housing sites.</p> <p>Why wouldn't we identify potential affordable housing sites in the Town Centers?</p> <p><u>Response from Crystal:</u> Regardless of the Area Plan, the County's housing staff continues to look for affordable housing opportunities in the Tahoe Basin as part of the implementation of the County Housing Element.</p> <p>Ski resorts should be required to build affordable housing on site so it doesn't get pushed into the Tahoe Basin. Affordable housing takes a back seat, because in-lieu fees don't get things on the ground.</p>	X	
15	Ellie Waller, Tahoe Vista resident	Have suggestions for permissible uses for certain sub-districts. Will need to figure out how to describe uses that have environmental impacts. Thinking of beach recreation uses.	X	
16	Laurel Ames, Tahoe Area Sierra Club	Concern about tiering from Regional Plan EIS. We have made strong comments on the Regional Plan. Regional Plan did not include an analysis of a number of issues that need to be evaluated here. We will be looking at this very closely.	X	
17	Jennifer Quashnick, Friends of the West Shore	The Regional Plan EIS was a broad scale analysis. This environmental document needs to look at more focused impacts.	X	